Facility Master Plan
Board of Education Update
May 11, 2017
ENAGEMENT PROCESS

• Facility Advisory Committee Meeting #1: March 23
• Community Forum #1: March 27 at YSHS
• Teacher / Staff Meeting: April 12
• Teacher / Staff Survey: Completed April 26
• Facility Advisory Committee Meeting #2: April 27
• Community Forum #2: May 4th at Mills Lawn

Engagement Summary
Facility Master Plan
Facility Advisory Committee Meeting #1 - March 23 at YSHS

Facility Master Plan
Community Forum #1 - March 27 at YSHS
Facility Master Plan
Community Forum #1 - March 27 at YSHS
Facility Master Plan
PROS

- Keeps a school at Mills Lawn site
- Keeps HS adjacent to track and fields
- Less congestion at Mills Lawn site compared to C Options

CONS

- Does not advance pedagogy (K-12 separate)
- Putting $ into renovating Mills Lawn
- 2 campuses to maintain

OPTION A1 - SUMMARY FEEDBACK
Facility Master Plan
PROS

• Keeps a school at Mills Lawn site
• Keeps HS adjacent to track and fields
• Less congestion at Mills Lawn site compared to C Options
• Mills Lawn is a new School

CONS

• Does not advance pedagogy (K-12 separate)
• 2 campuses to maintain
PROS

• Advances pedagogy (K-12 together)
• More acreage for K-12 (same site as track/fields)
• Opportunity for repurpose of Mills Lawn site

CONS

• Reduced connection to village
• Partial renovation of High School
PROS

• Advances pedagogy (K-12 together)
• More acreage for K-12 (same site as track/fields)
• Opportunity for repurpose of Mills Lawn site
• Opportunity for community use of exist HS sf.
• All K-12 in New Buildings

CONS

• Reduced connection to village

OPTION B2 - SUMMARY FEEDBACK
Facility Master Plan
**PROS**
- Advances pedagogy (K-12 together)
- Reinforces connection to the heart of the village
- Supports more walking / biking (less driving)
- Opportunity for residential development at portion of existing HS land
- One primary campus to maintain

**CONS**
- Separate location for track / field
- Additional congestion at Mills Lawn site
- Not all K-12 in new buildings
- Reduced green space at Mills Lawn

**OPTION C1 - SUMMARY FEEDBACK**

Facility Master Plan
PROS

- Advances pedagogy (K-12 together)
- Reinforces connection to the heart of the village
- Supports more walking / biking (less driving)
- Opportunity for residential development at portion of existing HS land
- One primary campus to maintain
- All students in new buildings

CONS

- Separate location for track / field
- Additional congestion at Mills Lawn site
- Reduced green space at Mills Lawn

OPTION C2 - SUMMARY FEEDBACK
Facility Master Plan
Teacher / Staff Meeting / Survey

• Meeting April 12
• Survey completed April 26th
Q1 At which school are you a teacher or staff member?

Answered: 58  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mills Lawn</td>
<td>46.55%</td>
</tr>
<tr>
<td>McKinney</td>
<td>12.87%</td>
</tr>
<tr>
<td>YSHS</td>
<td>24.14%</td>
</tr>
<tr>
<td>Multiple buildings</td>
<td>17.24%</td>
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<tr>
<td>Total</td>
<td></td>
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</table>

TEACHER SURVEY
Facility Master Plan
Q2 At this time, the School District is currently exploring plans for new or upgraded school buildings in the community. How much news and information have you seen, read, or heard about this matter?

Answered: 58  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
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<tbody>
<tr>
<td>A lot</td>
<td>22.41%</td>
</tr>
<tr>
<td>Some</td>
<td>68.57%</td>
</tr>
<tr>
<td>Not Very Much</td>
<td>8.62%</td>
</tr>
<tr>
<td>Nothing</td>
<td>0.00%</td>
</tr>
<tr>
<td>Unsure</td>
<td>0.00%</td>
</tr>
<tr>
<td>Total</td>
<td>58</td>
</tr>
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</table>

91% have heard some or a lot
Q3 Were you able to attend the April 12th staff meeting where the Superintendent and Architect presented an update on the facilities master planning process?

Answered: 58  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
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<tbody>
<tr>
<td>Yes, I attended</td>
<td>79.31%</td>
</tr>
<tr>
<td>No, I did not attend</td>
<td>20.69%</td>
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<tr>
<td>Total</td>
<td></td>
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</table>
Q4 At the April 12th staff meeting the Architect presented options for locally funded community initiatives (LFIs). Which would be your top choice of the options discussed?

Answered: 55  Skipped: 3

51% Performing Arts

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
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</thead>
<tbody>
<tr>
<td>Renewable Energy...</td>
<td>20.00%</td>
</tr>
<tr>
<td>Performing Arts Facilities</td>
<td>51.91%</td>
</tr>
<tr>
<td>Commercial Kitchen</td>
<td>5.45%</td>
</tr>
<tr>
<td>Makerspace</td>
<td>23.64%</td>
</tr>
<tr>
<td>Total</td>
<td>55</td>
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Q5 Which of the following plans is most appealing to you?

Answered: 58  Skipped: 0

- 80% prefer K-12

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
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<tbody>
<tr>
<td>New/updated buildings in their current locations</td>
<td>17.24% 10</td>
</tr>
<tr>
<td>K-12 campus at the Mills Lawn site</td>
<td>41.38% 24</td>
</tr>
<tr>
<td>K-12 campus at the McKinney/YSHS site</td>
<td>37.93% 22</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>3.45% 2</td>
</tr>
<tr>
<td>Total</td>
<td>58</td>
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</tbody>
</table>

TEACHER SURVEY
Facility Master Plan
85% of Mills Lawn teachers want to keep a school at Mills Lawn.
Q6 Supposing for a moment that a K-12 campus is proposed at the Mills Lawn site, what is your greatest concern with this plan?

Answered: 56  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not enough space / Site congestion</td>
<td>63.79%</td>
</tr>
<tr>
<td>The distance is too far from off-site athletic facilities (track, soccer)</td>
<td>3.45%</td>
</tr>
<tr>
<td>Unsure</td>
<td>13.79%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>18.97%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
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</table>
Q7 Supposing for a moment that a K-12 campus is proposed at the High School site, what is your greatest concern with this plan?

Answered: 58  Skipped: 0

- Location at the edge of...
- Loss of connection...
- Unsure
- Other (please specify)

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
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<tbody>
<tr>
<td>Location at the edge of the Village would discourage walkers / bikers</td>
<td>15.52%</td>
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<tr>
<td>Loss of connection between the School and the heart of the Village</td>
<td>51.72%</td>
</tr>
<tr>
<td>Unsure</td>
<td>20.69%</td>
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<tr>
<td>Other (please specify)</td>
<td>12.07%</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
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</table>
Q8 Suppose that a bond issue were to be placed before voters in May of 2018 to address school facilities, and the final plan selected seemed to have broad support from teachers and District leadership. Do you think the community would vote for or against it?

Answered: 58  Skipped: 0

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>For</td>
<td>37.93%</td>
</tr>
<tr>
<td>Against</td>
<td>13.79%</td>
</tr>
<tr>
<td>Unsure</td>
<td>48.28%</td>
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</table>

Total 58
SUMMARY FEEDBACK

1. Emerging consensus for combined K-12.

2. Leaning towards K-12 at Mills Lawn site, but need to demonstrate feasibility.

3. Need to dive deeper into both B and C Options to provide “next level” information for feedback.

4. While not preferred, Keep Option A on the table as “baseline” to compare Option B and C.
Community Forum #2 - May 4th at Mills Lawn
Facility Master Plan
Concept Master Plan Option A3
K-6 at Mills Lawn, 7-12 at High School Site
OPTION A3 - K-6 at Mills Lawn
Facility Master Plan

Elementary School (K-6)
43,884 sf
OPTION B3 - K12 at High School Site
Facility Master Plan

Size = 56,483 sf
OPTION A3 - 7-12 at High School
Facility Master Plan

May 11, 2017
OPTION A3 - 7-12 at High School
Facility Master Plan
Concept Master Plan Option B3

K12 at High School Site
OPTION B3 - K12 at High School Site
Facility Master Plan
OPTION B3 - K12 at High School Site
Facility Master Plan
An Educational Village at Mills Lawn

- Reinforce the Village Center
- Support biking / walking to school
- Compact building design to preserve green space and trees
- Improve site circulation
- Schools that engage the community
- Create a strong sense of place

OPTION C3 - K12 at Mills Lawn Site
Facility Master Plan
Vision
Yellow Springs and Miami Township

“Our vision for the future is to be a diverse and unique community with rich arts and lifelong learning opportunities that works collaboratively to create a more sustainable future—in the broadest definition—with vital and authentic villages surrounded by a carefully managed rural landscape.”

OPTION C3 - K12 at Mills Lawn Site
Facility Master Plan
Palio de Siena at Piazza del campo - Siena Italy
Facility Master Plan
Bryant Park - New York City
Facility Master Plan
Mills Lawn - Village of Yellow Springs
Facility Master Plan
1855 Map of Yellow Springs - William Mills estate
Facility Master Plan

Photo circa 1953 - 1966
OPTION C3 - K12 at Mills Lawn Site
Facility Master Plan
OPTION C3 (segment 1)
Facility Master Plan
OPTION C3 (segment 1 + segment 2)
Facility Master Plan
WHAT ABOUT PARKING?
Facility Master Plan
## Existing Parking Counts

<table>
<thead>
<tr>
<th>Existing Parking</th>
<th>Mills Lawn</th>
<th>McKinney / High School</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Teachers</td>
<td>28</td>
<td>27</td>
<td>55</td>
</tr>
<tr>
<td>Administration</td>
<td>2</td>
<td>4</td>
<td>6</td>
</tr>
<tr>
<td>Custodial / Maintenance</td>
<td>4</td>
<td>4</td>
<td>8</td>
</tr>
<tr>
<td>Food Service</td>
<td>3</td>
<td>4</td>
<td>7</td>
</tr>
<tr>
<td>Visitor</td>
<td>20</td>
<td>5</td>
<td>25</td>
</tr>
<tr>
<td>Other Staff / &amp; Therapists</td>
<td>19</td>
<td>20</td>
<td>39</td>
</tr>
<tr>
<td>Student Parking</td>
<td>0</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>76</strong></td>
<td><strong>114</strong></td>
<td><strong>190</strong></td>
</tr>
</tbody>
</table>
View from Walnut / Limestone looking NW
Facility Master Plan
View from Limestone / Phillips looking NE
Facility Master Plan
View from Phillips looking West
Facility Master Plan
View from Phillips looking North
Facility Master Plan
OPTION C3 - K12 at Mills Lawn Site
Facility Master Plan
45 DEGREE PARKING EXAMPLE
Facility Master Plan
C3 - DROP-OFF PARKING STUDY
Facility Master Plan
OPTION C3 - K12 at Mills Lawn Site
Facility Master Plan

1. On site = 40
2. On site 45 degree at streets = 118
3. Parallel on street distributed on opposite side of School property on Elm St., Walnut St., Limestone St., Phillips St. = 32
4. Total = 190
OPTION C3 - K12 at Mills Lawn Site
Facility Master Plan

Parking / Drop-off

Approx. 9 acres

Competition Gym?
Multi-Use
Auditorium?
Community Initiatives?
**BUDGET RANGE**

Facility Master Plan

**APPROX. TOTAL PROJECT COSTS (OPTION A3)**
- $27.5M (11.3 mills / $397 annual)
- $23.5M (9.7 mills / $339 annual) after $4M ELPP Credit

**APPROX. TOTAL PROJECT COSTS (OPTION B3 OR C3)**
- $33M (13.6 mills / $476 annual)
- $28.5M (11.7 mills / $411 annual) after $4.5M ELPP Credit

**APPROX. SEGMENT 1 PROJECT COSTS (7-12 New Building only)**
- $18M (7.4 mills / $260 annual)

**APPROX. SEGMENT 2 PROJECT COSTS (K-6 New Building only)**
- $10.5M (4.3 mills / $151) after $4.5M ELPP Credit

* millage based upon 35 year bond, 5% interest, $131,729,570 District Assessed Valuation - Not Including LFIs annual property tax increase per $100,000 home value. Budgets in 2017 dollars. Assume 1/2 mill operating equivalent at Segment 2.
Facility Master Plan

May 11, 2017

Options Comparison

Option A3
K-6 at Mills Lawn
7-12 at HS

Option B3
K-12 at HS

Option C3
K-12 at Mills Lawn

Options Comparison
Facility Master Plan
Community Forum #2 - May 4th at Mills Lawn
Facility Master Plan
Community Forum #2 - May 4th at Mills Lawn
Facility Master Plan
A3
K-6 at ML, 7-12 at HS
10 votes

B3
K-12 at HS
52 votes

C3
K-12 at ML
48 votes

Community Forum #2 - May 4th at Mills Lawn
Facility Master Plan
Next Steps

• Continued leaning towards Mills Lawns site

• Consider alternate K-12 master plan with 7-12 + shared services as Segment 1.

• Explore ways to make Mills Lawn development plans understandable.
Concept Master Plan Option C4
K12 at High School Site
OPTION C4 - K12 at Mills Lawn Site - Segment 1

Facility Master Plan
OPTION C4 - K12 at Mills Lawn Site - Segment 2
Facility Master Plan
OPTION C4 - K12 at Mills Lawn Site - Segment 2 alt.
Facility Master Plan
Concept Master Plan Option C5

K12 at High School Site
OPTION C5 - K12 at Mills Lawn Site - Segment 1
Facility Master Plan
OPTION C5 - K12 at Mills Lawn Site - Segment 2

Facility Master Plan
APPROX. SEGMENT 1 PROJECT COSTS (OPTIONS C4 or C5) (7-12 Academic Core + K-12 shared services only)*
- $23M (9.48 mills / $331.74 annually / $27.65 monthly)

APPROX. SEGMENT 2 PROJECT COSTS (OPTIONS C4 or C5) (K-6 Academic Core only)*
- $4.5M (1.85 mills / $64.91 annually / $5.41 monthly) after $4.5M OFCC ELPP Credit

APPROX. TOTAL PROJECT COSTS (OPTIONS C4 or C5) (K-12)*
- $32M (13.2 mills / $461.55 annually / $38.46 monthly)
- after $4.5M OFCC ELPP Credit $27.5M (11.33 mills / $396.65 annually / $33.05 monthly)

* millage based upon 35 year bond, 5% interest, $131,729,570 District Assessed Valuation - Not Including LFIs annual property tax increase per $100,000 home value. Budgets in 2017 dollars. Assume 1/2 mill operating equivalent at Segment 2.
OPTIONS COMPARISON
Facility Master Plan
SCHEDULE

• Planning: now - fall 2017
• Board Decision to place on ballot: Dec. 2017
• Potential Bond Issue: May 2018
• Design: Summer 2018 - Summer 2019
• Construction: Summer 2019 - Holiday Break 2020/21
NEXT STEPS

• OFCC Existing Facility Assessments
• Refine Master Plan Options / Costs
• Selection of Final Master Plan - Early Fall 2017
• Design Concepts - Fall 2017 - Spring 2018
• Potential Bond Issue May 2018
Mills Lawn = $9.5M

MS / YSHS = $15.3M

OFCC DRAFT MASTER PLAN REPORTS
Facility Master Plan